

# **EXHIBIT A**



December 23, 2024

OpCo 2, LLC  
(CH11)Big Lots #4702

**Re:** Montana Market, 6375 Montana Avenue  
**(CH11)Big Lots #4702 (t0003539)**  
Recovery Reconciliation for the period 01/2024 - 12/2024

Dear OpCo 2, LLC:

Please be advised that your account has been billed or (credited) as shown below. This represents your share of the Recovery for Montana Market. The calculations for this amount are as follows:

<b>Lease Area</b>	48,673	<b>Lease Start</b>	09/19/2019
<b>Property Area</b>	100,745	<b>Oper. Exp. Start</b>	09/19/2019
<b>Tenant Prorata Share</b>	48.31%		

Recovery Group	Amount	Current Expense	Your Share	Share Adjustment	Admin Fee	Recovery Charge	Total Billed	Est. Adj.	Amount Owed
<b>Original Lease</b>									
Taxes w/Franch. Tax &	0.00	266,454.01	128,732.11	0.00	0.00	128,732.11	0.00	0.00	128,732.11
Insurance Only	0.00	58,108.31	28,073.91	252.72	0.00	28,326.63	0.00	0.00	28,326.63
	<b>0.00</b>	<b>324,562.32</b>	<b>156,806.02</b>	<b>252.72</b>	<b>0.00</b>	<b>157,058.74</b>	<b>0.00</b>	<b>0.00</b>	<b>157,058.74</b>
<b>Per Sq. Ft.</b>		<b>3.22</b>	<b>3.22</b>	<b>0.01</b>	<b>0.00</b>	<b>3.23</b>	<b>0.00</b>	<b>Total Due</b>	<b>157,058.74</b>

As always we appreciate your business and prompt payments. Your payments are due within 30 days. If you have any questions regarding the calculations please contact me.

Sincerely,

**Irene Mason**  
Director of Lease Audit  
imason@ropelpaso.com  
PH:(915) 225-5717



### Lease Recovery Detail

#### Recovery Group - Expense Pool Code -Desc

taxonly - taxonly - Taxes w/Franch. Tax & Tax Consult

EOY Month	Base Year	Base Amount	Ceiling	Mgmt Fee %	Prorata %	Gross Up Denominator % Type	Custom Min Occu. Denominator	Recovery Factor
12		0.00	0.00	0.00	48.31	0.00 Total	0.00 No	0.00

inonly - inonly - Insurance Only

EOY Month	Base Year	Base Amount	Ceiling	Mgmt Fee %	Prorata %	Gross Up Denominator % Type	Custom Min Occu. Denominator	Recovery Factor
12		0.00	0.00	0.00	48.31	0.00 Total	0.00 No	0.00

### Recovery Calculation Detail

#### Recovery Group - Expense Pool Leased Area % Share

taxonly - taxonly			48,673.00	48.31							
Expense Total	Base Amount	Days Occupied	Expense Share	CAP Adjustment	Mgmt Fees	Share Adjustment	Total Charge	Expense Per Area	Total Est. Billed	Est. Adjustment	Amount Due
266,454.01	0.00	366.00	128,732.11	0.00	0.00	0.00	128,732.11	2.64	0.00	0.00	128,732.11

#### Recovery Group - Expense Pool Leased Area % Share

inonly - inonly			48,673.00	48.31							
Expense Total	Base Amount	Days Occupied	Expense Share	CAP Adjustment	Mgmt Fees	Share Adjustment	Total Charge	Expense Per Area	Total Est. Billed	Est. Adjustment	Amount Due
58,108.31	0.00	366.00	28,073.91	0.00	0.00	252.72	28,326.63	0.58	0.00	0.00	28,326.63
156,806.02							157,058.74		0.00	0.00	157,058.74

### Expense Detail By Pool

Expense Pool	Description	Total Expenses
Insurance Only		
	Insurance/Property-CAM	49,300.31
	Insurance-G/L-CAM	8,808.00
<b>Total for Insurance Only</b>		<b>58,108.31</b>
<b>Adjusted Total for Insurance Only</b>		<b>58,108.31</b>
Taxes w/Franch. Tax & Tax Consult		
	R.E. Tax-TAX	266,454.01
<b>Total for Taxes w/Franch. Tax &amp; Tax Consult</b>		<b>266,454.01</b>
<b>Adjusted Total for Taxes w/Franch. Tax &amp; Tax Consult</b>		<b>266,454.01</b>
<b>Total Expenses</b>		<b>324,562.32</b>
<b>Adjusted Total Expenses</b>		<b>324,562.32</b>

**River Oaks Properties, Ltd.**

Remittance Address:  
5678 N. Mesa Street  
El Paso, TX 79912

(CH11)Big Lots #4702

BL OpCo 2, LLC

Attn: Lease Administration

4900 East Dublin Granville Rd.

Columbus,OH 43081-7651

**Statement****Account**

1montana (t0003539)

(CH11)Big Lots #4702

**Date**

12/16/2024

**Payment**

\$

\*Please include your lease code **(t0003539)** on any checks or correspondence sent to our Remittance Address.

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
09/01/2024	Base Rent (09/2024)	32,448.67	0.00	32,448.67
09/01/2024	CAM (09/2024)	3,423.87	0.00	35,872.54
09/01/2024	Reversed Base Rent (09/2024)	-32,448.67	0.00	3,423.87
10/01/2024	Base Rent (10/2024)	32,448.67	0.00	35,872.54
10/01/2024	CAM (10/2024)	3,423.87	0.00	39,296.41
10/02/2024	ACH	0.00	35,872.53	3,423.88
10/05/2024	Oct Adj to Actual	-0.01	0.00	3,423.87
11/01/2024	Base Rent (11/2024)	32,448.67	0.00	35,872.54
11/01/2024	CAM (11/2024)	3,423.87	0.00	39,296.41
11/01/2024	Base Rent (11/2024)	28,750.00	0.00	68,046.41
11/01/2024	Reversed Base Rent (11/2024)	-32,448.67	0.00	35,597.74
11/05/2024	ACH	0.00	35,872.53	-274.79
11/11/2024	Adj to actual	-0.01	0.00	-274.80
12/01/2024	Base Rent (12/2024)	32,448.67	0.00	32,173.87
12/01/2024	CAM (12/2024)	3,423.87	0.00	35,597.74
12/01/2024	Base Rent (12/2024)	28,750.00	0.00	64,347.74
12/01/2024	Reversed Base Rent (12/2024)	-32,448.67	0.00	31,899.07
12/04/2024	ACH	0.00	35,872.53	-3,973.46
12/04/2024	Per Amendment dated 11/27/2024	2,500.00	0.00	-1,473.46
12/16/2024	Reclass '23 Ins Fee written off	25.00	0.00	-1,448.46
12/16/2024	Reclass '23 Ins Fee written off	-25.00	0.00	-1,473.46
12/23/2024	Tax & Ins Reconciliation (01/2024 - 12/2024)	157,058.74	0.00	155,585.28

**0-30 Days**  
155,860.08

**31-60 Days**  
-3,698.67

**61-90 Days**  
0.00

**Above 90 Days**  
3,423.87

**Amount Due**  
155,585.28

**INVOICE****USI Southwest**

303 N. Oregon, Ste. 310

El Paso, Texas 79901

(915)534-9400

(866)494-6822 Fax

Invoice Date 11/13/24

Acct. No.

01-Riveroak26 - 74

Invoice

470120

Amount

\$ 60,867.65

Amount Due \$ 60,867.65

**INVOICE**

5678 N. Mesa Street

EL PASO, TX 79912

PROPERTY:

Montana Market

6375 Montana Avenue

Please detach and return this portion with your payment.

POLICY INFORMATION			AMOUNT
<b>COMMERCIAL PACKAGE POLICY</b> Montana Market 6375 Montana Avenue			
11/13/24 TO 11/13/25	Property	49,300.31	
	Gen Liab	8,808.00	
	Umbrella	2,759.34	
Total Premium		\$ 60,867.65	\$ 60,867.65
Invoice Due Upon Receipt. Thank you!!			
TOTAL			\$ 60,867.65

**Maria O. Pasillas, RTA**  
 Tax Assessor-Collector  
 Wells Fargo Plaza  
 221 N. Kansas, Suite 300  
 El Paso, Texas 79901  
 Mon. – Fri. 8 am - 5 pm  
 Phone: (915) 212-0106  
 email: citytaxoffice@elpasotexas.gov

# 2024 Property Tax Bill

## El Paso Consolidated Tax Office

Ruben P. Gonzalez  
 County Tax Assessor-Collector

**Real Estate**

**Prop ID: 122436**

Geo No: A765-999-002E-0556



*1 montana*

**Legal Description**

2 ASCARATE TR 5-C-8 (9.267 AC)



317 RIVER OAKS PROPERTIES LTD  
 5678 N MESA ST  
 EL PASO, TX 79912-5425

**Legal Acres:** 9.2670

**Parcel Address:** 6375 MONTANA AVE 79925

**Data as of:** 10/14/2024

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
1	CITY OF EL PASO		0	10,265,050	.76140500	\$78,158.60
3	EL PASO ISD		0	10,265,050	1.0807000	\$110,934.40
6	COUNTY OF EL PASO		0	10,265,050	.42632300	\$43,762.27
7	EL PASO COMMUNITY COLLEGE		0	10,265,050	.10778600	\$11,064.29
8	UNIVERSITY MEDICAL CENTER		0	10,265,050	.21952600	\$22,534.45

Market Value	
Land	\$1,837,490
Improvement	\$8,427,560
Total Appraised Value	\$10,265,050
Capped Value	

County Tax Savings \$11,252.75

Total taxes/fecs due:	\$266,454.01
Total escrow paid to date:	\$0.00
<b>TOTAL AMOUNT DUE:</b>	<b>\$266,454.01</b>

Amount Due if paid by:		<div>2024 TAXES ARE DUE UPON RECEIPT &amp; MUST BE PAID NO LATER THAN</div> <div>January 31, 2025</div> <div>*7% Penalty &amp; Interest is assessed to unpaid amounts on February 1, 2025.</div>
February 2025	March 2025	
\$285,105.79	\$290,434.87	
IMPORTANT: Please see back of statement for other PAYMENT OPTIONS and additional INFORMATION.		

Please detach bottom coupon and return with your payment; keep top part of bill for your records.

**TOTAL AMOUNT DUE: \$266,454.01**

2024 El Paso Consolidated Tax Bill

**Real Estate**

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

<b>Prop ID: 122436</b>	Geo No: A765-999-002E-0556	<b>AMOUNT PAID:</b> ~ DO NOT MAIL CASH ~	<b>\$</b>
<p>RIVER OAKS PROPERTIES LTD          5678 N MESA          EL PASO TX 79912-5425</p>		<p>Make Payable To:          El Paso Tax Assessor-Collector          PO Box 2992          El Paso, TX 79999-2992</p> <p><b>2024 TAXES ARE DUE UPON RECEIPT &amp; MUST BE PAID NO LATER THAN</b>  <b>January 31, 2025</b>          *7% Penalty &amp; Interest is assessed to unpaid amounts on February 1, 2025</p>	

202400122436

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0026645401 0

2023 Tax and Insurance Reconciliation		Tenant:		Big Lots	269 days	CAM Payments	Balance Due
Big Lots #4070		Total		100,745	Tenant's s.f.		
		Total		100,745	Pro rata %		
Account	2023	Tenant Disallowed Expenses	Total Recoverable Expenses	Cost psf	Tenants	2023 Cap	Balance Due
<u>Real Estate Taxes</u>				Pro rata %	48.3131%		
Property Tax -					Tenants		
Property Tax - Credit Pyrs.							
Margin Tax	266,454.01	-	266,454.01	2.64	128,732.11		128,732.11
Property Tax Consulting	2,496.90	(2,496.90)	-	-	-	Exclude	
Property Tax Filing Fee	2,829.06	(2,829.06)	-	-	-	Exclude	
Total Tax Dev Parcel Only	1,975.00	(1,975.00)	-	-	-		
	273,754.97	(7,300.96)	266,454.01	2.64	128,732.11		
<u>Insurance Expense</u>					48.3131%		
Insurance Property							
Insurance G/L	2023						
Insurance UMB	51,621.84	-	51,621.84	0.51	24,940.09	Accrual Basis	
Total Insurance Expense	7,009.57	-	7,009.57	0.07	3,386.54	Accrual Basis	
	2,337.86	(2,337.86)	-	-	-	Exclude	
	60,969.27	(2,337.86)	58,631.41	0.58	28,326.63		28,326.63
Net Amount Due (credit)	334,724.24	(9,638.82)	325,085.42	3.23	157,058.74		157,058.74







December 23, 2024

OpCo 2, LLC  
(CH11)Big Lots #4661

**Re:** North Hills Crossing, 10771 Gateway South Boulevard - Bldgs. A-K  
**(CH11)Big Lots #4661 (t0002892)**  
Recovery Reconciliation for the period 01/2024 - 12/2024

Dear OpCo 2, LLC:

Please be advised that your account has been billed or (credited) as shown below. This represents your share of the Recovery for North Hills Crossing. The calculations for this amount are as follows:

<b>Lease Area</b>	32,063	<b>Lease Start</b>	07/16/2015
<b>Property Area</b>	158,833	<b>Oper. Exp. Start</b>	07/16/2015
<b>Tenant Prorata Share</b>	20.19%		

Recovery Group	Amount	Current Expense	Your Share	Share Adjustment	Admin Fee	Recovery Charge	Total Billed	Est. Adj.	Amount Owed
<b>Original Lease</b>									
Insurance Only	0.00	49,799.22	10,033.02	3,273.81	0.00	13,306.83	0.00	0.00	13,306.83
Taxes w/Franch. Tax &	0.00	552,827.22	111,377.81	0.00	0.00	111,377.81	0.00	0.00	111,377.81
	<b>0.00</b>	<b>602,626.44</b>	<b>121,410.83</b>	<b>3,273.81</b>	<b>0.00</b>	<b>124,684.64</b>	<b>0.00</b>	<b>0.00</b>	<b>124,684.64</b>
	<b>Per Sq. Ft.</b>	<b>3.79</b>	<b>3.79</b>	<b>0.10</b>	<b>0.00</b>	<b>3.89</b>	<b>0.00</b>	<b>Total Due</b>	<b>124,684.64</b>

As always we appreciate your business and prompt payments. Your payments are due within 30 days. If you have any questions regarding the calculations please contact me.

Sincerely,

**Irene Mason**  
Director of Lease Audit  
imason@ropelpaso.com  
PH:(915) 225-5717



### Lease Recovery Detail

#### Recovery Group - Expense Pool Code -Desc

inonly - inonly - Insurance Only									
EOY Month	Base Year	Base Amount	Ceiling	Mgmt Fee %	Prorata %	Gross Up %	Denominator Type	Custom Min Occu. Denominator	Recovery Factor
12		0.00	0.00	0.00	20.15	0.00	Total	0.00 No	0.00
taxonly - taxonly - Taxes w/Franch. Tax & Tax Consult									
EOY Month	Base Year	Base Amount	Ceiling	Mgmt Fee %	Prorata %	Gross Up %	Denominator Type	Custom Min Occu. Denominator	Recovery Factor
12		0.00	0.00	0.00	20.15	0.00	Total	0.00 No	0.00

### Recovery Calculation Detail

Recovery Group - Expense Pool			Leased Area	% Share							
inonly - inonly			32,000.00	20.15							
Expense Total	Base Amount	Days Occupied	Expense Share	CAP Adjustment	Mgmt Fees	Share Adjustment	Total Charge	Expense Per Area	Total Est. Billed	Est. Adjustment	Amount Due
49,799.22	0.00	366.00	10,033.02	0.00	0.00	3,273.81	13,306.83	0.42	93,737.00	-93,737.00	13,306.83
Recovery Group - Expense Pool			Leased Area	% Share							
taxonly - taxonly			32,000.00	20.15							
Expense Total	Base Amount	Days Occupied	Expense Share	CAP Adjustment	Mgmt Fees	Share Adjustment	Total Charge	Expense Per Area	Total Est. Billed	Est. Adjustment	Amount Due
552,827.22	0.00	366.00	111,377.81	0.00	0.00	0.00	111,377.81	3.48	0.00	0.00	111,377.81
			121,410.83				124,684.64		93,737.00	-93,737.00	124,684.64

### Expense Detail By Pool

Expense Pool	Description	Total Expenses
Insurance Only		
	Insurance/Property-CAM	34,704.22
	Insurance-G/L-CAM	15,095.00
<b>Total for Insurance Only</b>		<b>49,799.22</b>
<b>Adjusted Total for Insurance Only</b>		<b>49,799.22</b>
Taxes w/Franch. Tax & Tax Consult		
	R.E. Tax-TAX	552,827.22
<b>Total for Taxes w/Franch. Tax &amp; Tax Consult</b>		<b>552,827.22</b>
<b>Adjusted Total for Taxes w/Franch. Tax &amp; Tax Consult</b>		<b>552,827.22</b>
<b>Total Expenses</b>		<b>602,626.44</b>
<b>Adjusted Total Expenses</b>		<b>602,626.44</b>

**River Oaks Properties, Ltd.**

Remittance Address:  
5678 N. Mesa Street  
El Paso, TX 79912

(CH11)Big Lots #4661

BL OpCo 2, LLC

Attn: Lease Administration

4900 East Dublin Granville Road

Columbus, OH 43081-7651

**Statement****Account**

1norcross (t0002892)

(CH11)Big Lots #4661

**Date**

12/23/2024

**Payment**

\$

\*Please include your lease code **(t0002892)** on any checks or correspondence sent to our Remittance Address.

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
09/01/2024	Base Rent (09/2024)	24,583.33	0.00	24,583.33
09/01/2024	CAM (09/2024)	5,067.08	0.00	29,650.41
09/01/2024	Reversed Base Rent (09/2024)	-24,583.33	0.00	5,067.08
10/01/2024	Base Rent (10/2024)	24,583.33	0.00	29,650.41
10/01/2024	CAM (10/2024)	5,067.08	0.00	34,717.49
10/02/2024	ACH	0.00	29,650.41	5,067.08
11/01/2024	Base Rent (11/2024)	24,583.33	0.00	29,650.41
11/01/2024	CAM (11/2024)	5,067.08	0.00	34,717.49
11/01/2024	Base Rent (11/2024)	20,833.33	0.00	55,550.82
11/01/2024	Reversed Base Rent (11/2024)	-24,583.33	0.00	30,967.49
11/05/2024	ACH	0.00	29,650.41	1,317.08
12/01/2024	Base Rent (12/2024)	24,583.33	0.00	25,900.41
12/01/2024	CAM (12/2024)	5,067.08	0.00	30,967.49
12/01/2024	Base Rent (12/2024)	20,833.33	0.00	51,800.82
12/01/2024	Reversed Base Rent (12/2024)	-24,583.33	0.00	27,217.49
12/04/2024	ACH	0.00	29,650.41	-2,432.92
12/05/2024	Per Amendment dated 11/27/2024	2,500.00	0.00	67.08
12/23/2024	Tax & Ins Reconciliation (01/2024 - 12/2024)	124,684.64	0.00	124,751.72

**0-30 Days**  
123,434.64

**31-60 Days**  
-3,750.00

**61-90 Days**  
0.00

**Above 90 Days**  
5,067.08

**Amount Due**  
124,751.72

**INVOICE****USI Southwest**

303 N. Oregon, Ste. 310

El Paso, Texas 79901

(915)534-9400

(866)494-6822 Fax

Invoice Date 11/13/24

Acct. No.

01-Riveroak26 - 402

Invoice

470120

Amount

\$ 58,528.12

Amount Due \$ 58,528.12

**INVOICE**

5678 N. Mesa Street

EL PASO, TX 79912

**PROPERTY:** North Hills Crossing  
 10771 Gateway South Boulevard - Bldgs. A-K  
 Please detach and return this portion with your payment.

**POLICY INFORMATION****AMOUNT****COMMERCIAL PACKAGE POLICY**

North Hills Crossing

10771 Gateway South Boulevard - Bldgs. A-K

11/13/24 TO 11/13/25

Property

34,704.22

Gen Liab

15,095.00

Umbrella

8,728.90

Total Premium

\$ 58,528.12

\$ 58,528.12

Invoice Due Upon Receipt. Thank you!!

**TOTAL**

\$ 58,528.12

**Maria O. Pasillas, RTA**  
 Tax Assessor-Collector  
 Wells Fargo Plaza  
 221 N. Kansas, Suite 300  
 El Paso, Texas 79901  
 Mon. - Fri. 8 am - 5 pm  
 Phone: (915) 212-0106  
 email: citytaxoffice@elpasotexas.gov

# 2024 Property Tax Bill

## El Paso Consolidated Tax Office

Ruben P. Gonzalez  
 County Tax Assessor-Collector

**Prop ID: 650698**

Geo No: N427-999-0010-0300



**Real Estate**



*Inorcross*

**Legal Description**

BLK 1 NORTH HILLS CROSSING 3 (EXC SWLY PTS) (18.1820 AC)

**Legal Acres:** 18.1820  
**Parcel Address:** 10771 S GATEWAY BLVD 79934  
**Data as of:** 10/14/2024

244  
 ROP NORTH HILLS CROSSING LLC  
 5678 N MESA ST  
 EL PASO, TX 79912-5425

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
1	CITY OF EL PASO		0	21,297,480	.76140500	\$162,160.08
3	EL PASO ISD		0	21,297,480	1.0807000	\$230,161.87
6	COUNTY OF EL PASO		0	21,297,480	.42632300	\$90,796.06
7	EL PASO COMMUNITY COLLEGE		0	21,297,480	.10778600	\$22,955.70
8	UNIVERSITY MEDICAL CENTER		0	21,297,480	.21952600	\$46,753.51

Market Value	
Land	\$5,148,040
Improvement	\$16,149,440
Total Appraised Value	\$21,297,480
Capped Value	

County Tax Savings \$23,346.72

Total taxes/fees due:	\$552,827.22
Total escrow paid to date:	\$0.00
<b>TOTAL AMOUNT DUE:</b>	<b>\$552,827.22</b>

Amount Due if paid by:		<div>2024 TAXES ARE DUE UPON RECEIPT &amp; MUST BE PAID NO LATER THAN</div> <div>January 31, 2025</div> <div>*7% Penalty &amp; Interest is assessed to unpaid amounts on February 1, 2025.</div>
February 2025	March 2025	
\$591,525.13	\$602,581.68	
IMPORTANT: Please see back of statement for other PAYMENT OPTIONS and additional INFORMATION.		

Please detach bottom coupon and return with your payment: keep top part of bill for your records.

**TOTAL AMOUNT DUE: \$552,827.22**

2024 El Paso Consolidated Tax Bill

**Real Estate**

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

<b>Prop ID: 650698</b>	Geo No: N427-999-0010-0300	<b>AMOUNT PAID:</b> ~ DO NOT MAIL CASH ~	\$
		<b>Make Payable To:</b> El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992	
ROP NORTH HILLS CROSSING LLC 5678 N MESA EL PASO TX 79912-5425		<b>2024 TAXES ARE DUE UPON RECEIPT &amp; MUST BE PAID NO LATER THAN</b> <b>January 31, 2025</b> *7% Penalty & Interest is assessed to unpaid amounts on February 1, 2025	

202400650698

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0055282722 9

2023 Tax and Insurance Reconciliation														
Big Lots #4070														
Account		2023	Tenant Disallowed Expenses	Total Recoverable Expenses	Tenant:		Big Lots	Tenants	2023 Cap	CAM Payments	Balance Due			
Real Estate Taxes					158,833	Tenant's s.f.		32,000						
					158,833	Pro rata %		20.1469%						
Property Tax - Property Tax - Credit Pyrs. Margin Tax Property Tax Consulting Property Tax Filing Fee Total Tax Dev Parcel Only		552,827.22	-	552,827.22		Pro rata %		Tenants	20.1469%		Balance Due			
						3.48		111,377.81						
			(11,681.28)	-	-	-		-						
			(7,521.48)	-	-	-		-	Exclude					
			(1,733.34)	-	-	-		-	Exclude					
Insurance Expense		573,763.32	(20,936.10)	552,827.22		3.48		111,377.81		-	111,377.81			
								20.1469%				Balance Due		
		2023												
		54,037.29		54,037.29	0.34		10,886.86	Accrual Basis						
		12,011.58	-	12,011.58	0.08		2,419.97	Accrual Basis						
Total Insurance Expense		6,922.49	(6,922.49)	-		-		-						
		72,971.36	(6,922.49)	66,048.87		0.42		13,306.83		-	13,306.83			
Net Amount Due (credit)		646,734.68	(27,858.59)	618,876.09		3.90		124,684.64		-	124,684.64			

**Norcros Big Lots**  
**Insurance Analysis - 2024 Reconciliation**

Tenant Share      0.2015

			365	Per day	Premium Period		Tenant Share
<u>2023:</u>	Property	57,049.84	316	156.30	11/13/23 - 11/12/24	49,391.09	9,950.82
	Liability	11,539.85	316	31.62	11/13/23 - 11/12/24	9,990.66	2,012.82
	Umbrella	6,646.08	316	18.21	11/13/23 - 11/12/24		-
		<u>75,235.77</u>				<u>59,381.76</u>	<u>11,963.64</u>
			<b>366</b>				
<u>2024:</u>	Property	34,704.22	49	94.82	11/13/24 - 11/12/25	4,646.19	936.07
	Liability	15,095.00	49	41.24	11/13/24 - 11/12/25	2,020.92	407.15
	Umbrella	8,728.90	49	23.85	11/13/24 - 11/12/25		-
		<u>58,528.12</u>				<u>6,667.11</u>	<u>1,343.22</u>
							Escrows
					<b>Total Due 2024 Ins Recon</b>	<b>66,048.87</b>	<b>13,306.86</b>
							<b>13,306.86</b>

54,037.29  
12,011.58